

**\$6,500**

**.51 ACRES ON EMPANADO WAY  
HOT SPRINGS VILLAGE, AR**



# EMPINADO WAY, LOT 15

**SPECTACULAR LAKE CORTEZ VIEW - GREAT BUILDABLE LOT - ALL UTILITIES - LOW ASSOCIATION DUES!**

**1/2 Acre Lot in Beautiful Hot Springs Village AR - Great new construction location!**

Own one of the larger 0.51 acre lakeview properties at Lake Cortez in Hot Springs Village, nicely treed with full utilities available. Panoramic views of Lake Cortez & easy access to Cortez Golf Clubhouse. Gated access points reinforce security throughout. Experience the sense of peace you will find in America's largest, self-contained, resort community. Placed in a secluded area with convenient access to all amenities and both the West Gate and East Gate. This pie-shaped lot has a down-slope toward the lake, making it a great location for a home with a panoramic view.

Only an hour from Little Rock - and just minutes to any of Village's 9 golf courses and 11 lakes - make Hot Springs Village a great place to live full time. It also makes for an excellent vacation home or retirement community! The eleven lakes offer a variety of fun water sports including fishing, swimming, paddleboarding, canoeing, kayaking, boating, and skiing. Lake amenities include swimming beaches, covered pavilions, and two full-service marinas including boat and paddleboard rentals.

The nine unique golf courses include something for golfers of every skill level. There are seven 18-hole courses, one 27-hole golf complex, and one award-winning private club. Several have ranked multiple times as #1 or Top-10 courses in the state by Golf Digest and Arkansas Business Journal!

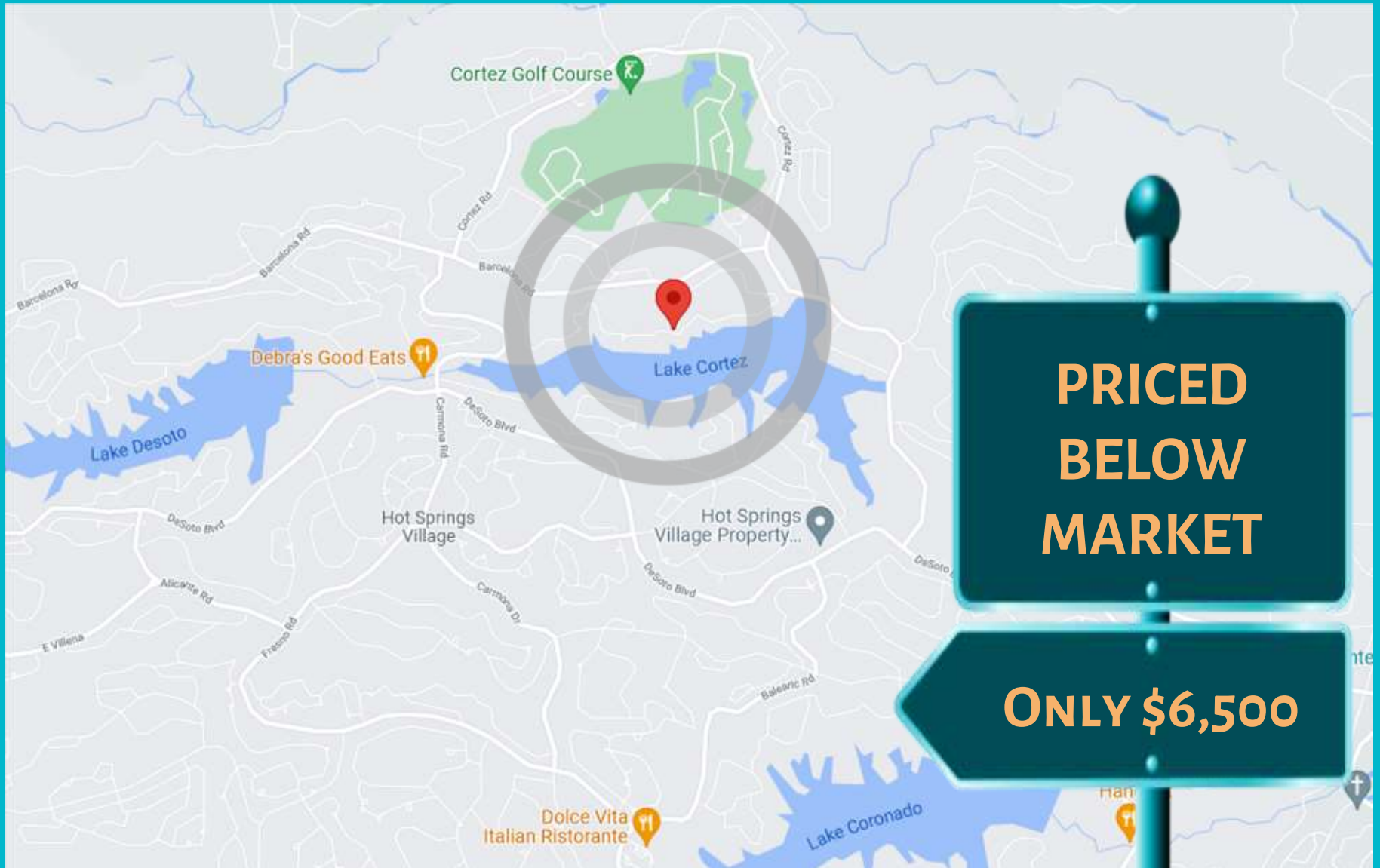
Other Hot Springs Village amenities include over 30 miles of multipurpose trails, community center, performing arts center, library, zero-entry swimming pool with deck diving, a full-service workout facility, tennis and pickleball courts, Bocce ball, dog parks, and so much more. All this for a low association fee under \$500 per year pre-build! Visit [www.explorethevillage.com](http://www.explorethevillage.com) for more Hot Springs Village community info.

## **Location:**

- GPS Coordinates: 34.683844560635, -92.98108956289
- Or Google Maps link: <https://goo.gl/maps/bLRtPog2T4JPN6DbA>



# .51 ACRE PROPERTY FOR SALE





# PROPERTY LOCATION LOOKING NORTH

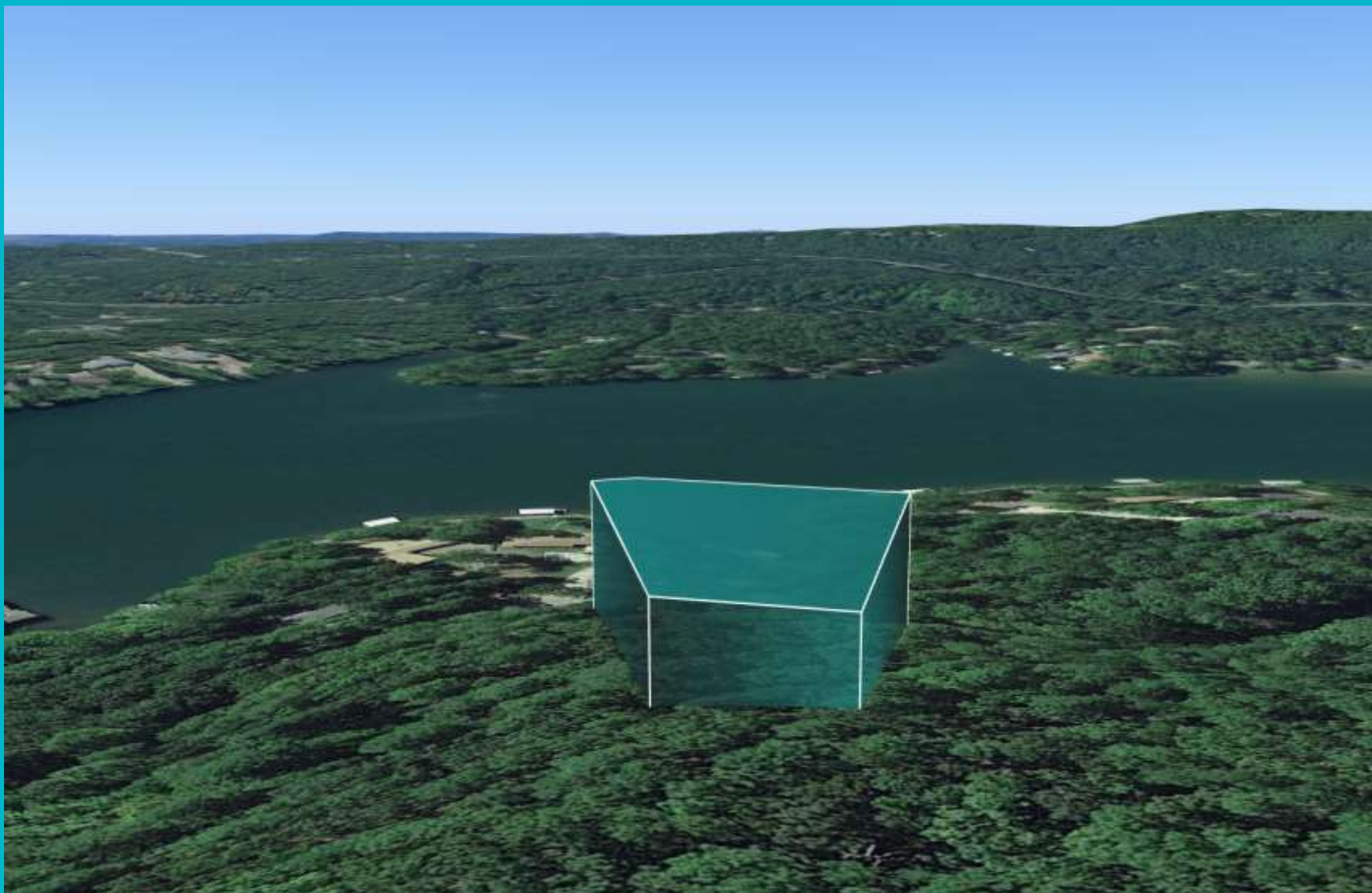


# PROPERTY LOCATION LOOKING EAST

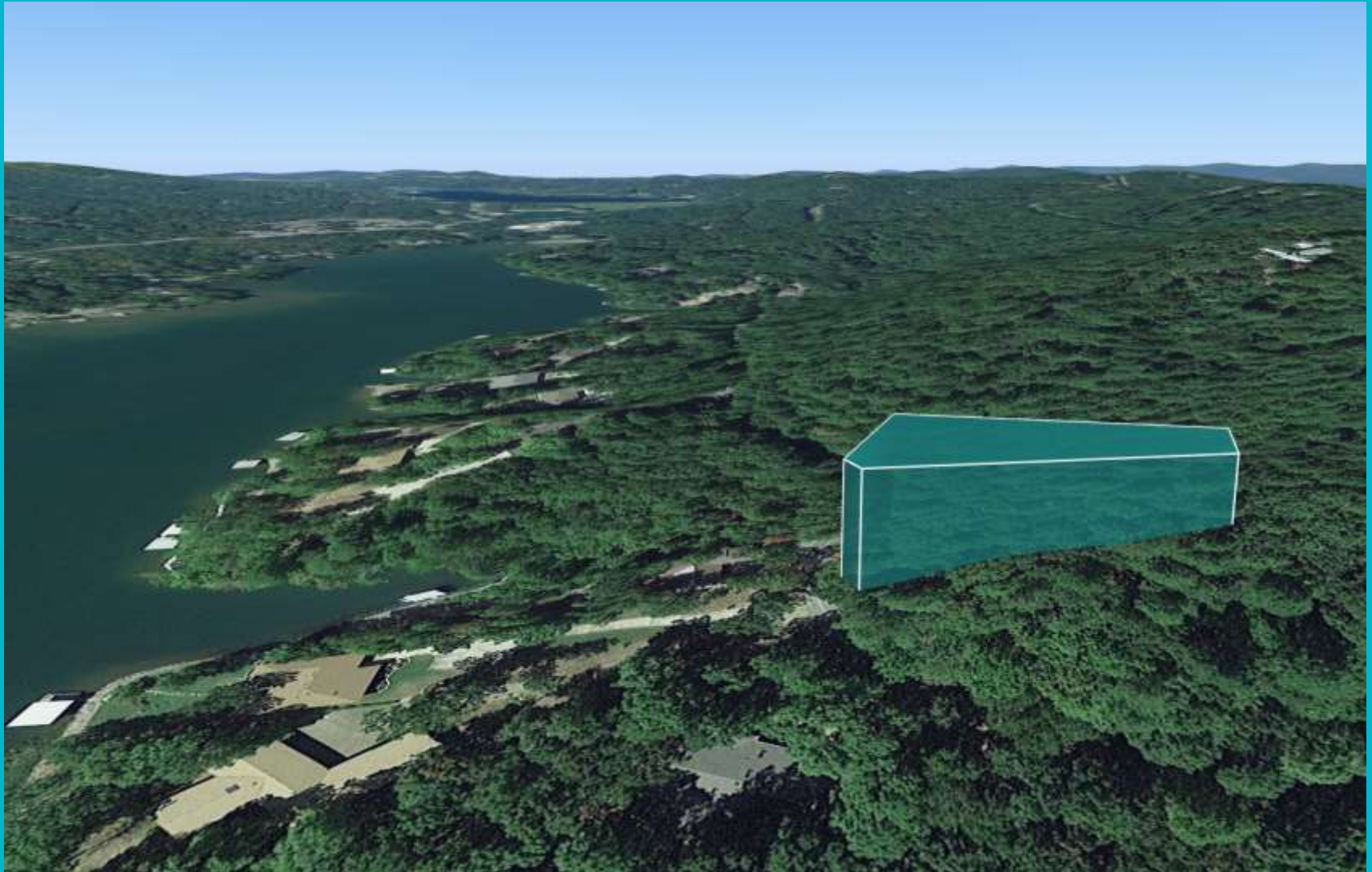




# PROPERTY LOCATION LOOKING SOUTH



# PROPERTY LOCATION LOOKING WEST





# PROPERTY DIMENSIONS





# ACTIVITIES AROUND THE PROPERTY

## GOLF CLUBS



## LAKES / BOATING



## HIKING / BIKING



## RACKET SPORTS



## FITNESS CENTER



## PARKS / PLAY

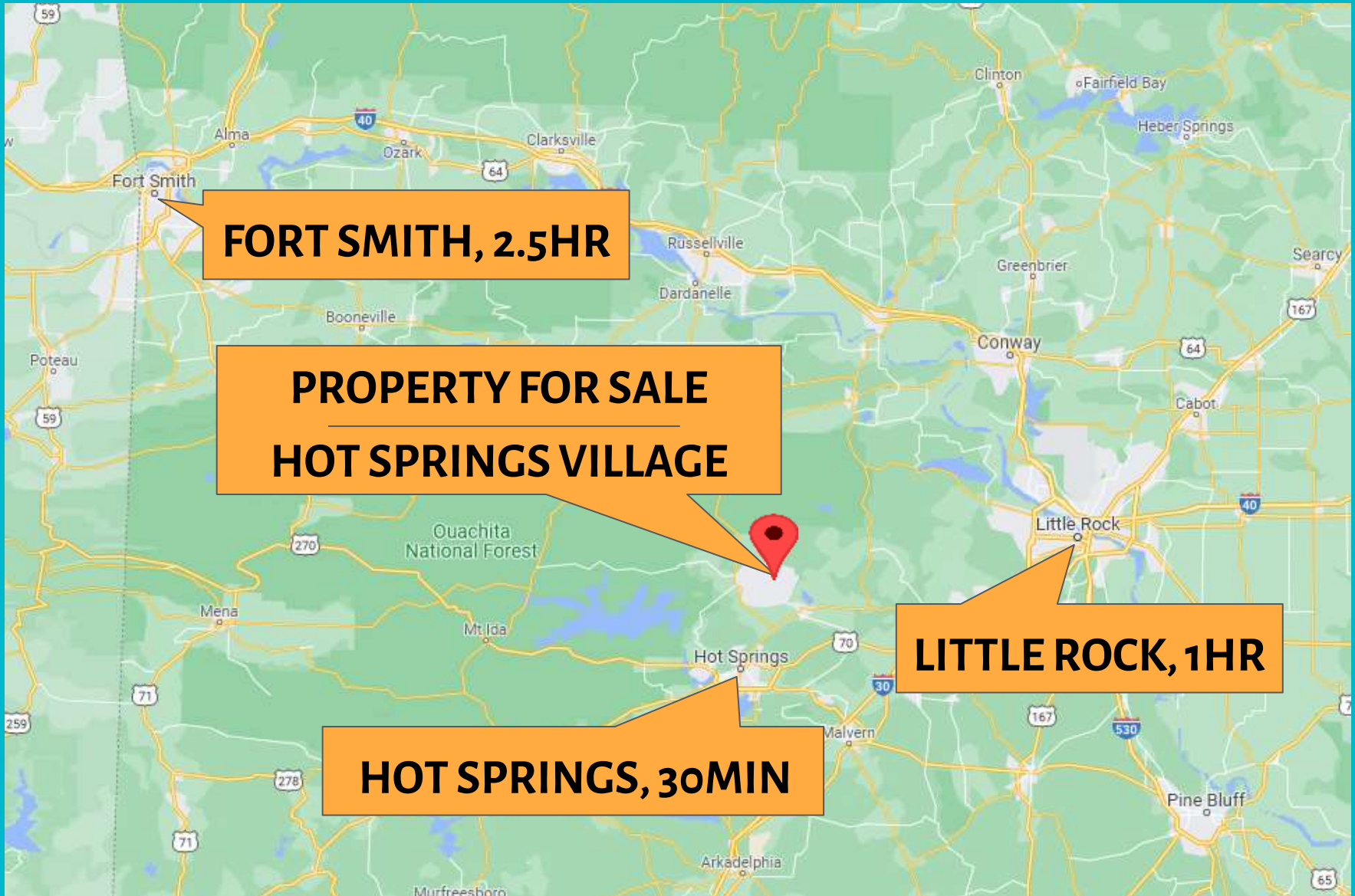


# IMAGINE ONE OF THESE





# CLOSE TO LITTLE ROCK



**FORT SMITH, 2.5HR**

**PROPERTY FOR SALE  
HOT SPRINGS VILLAGE**

**LITTLE ROCK, 1HR**

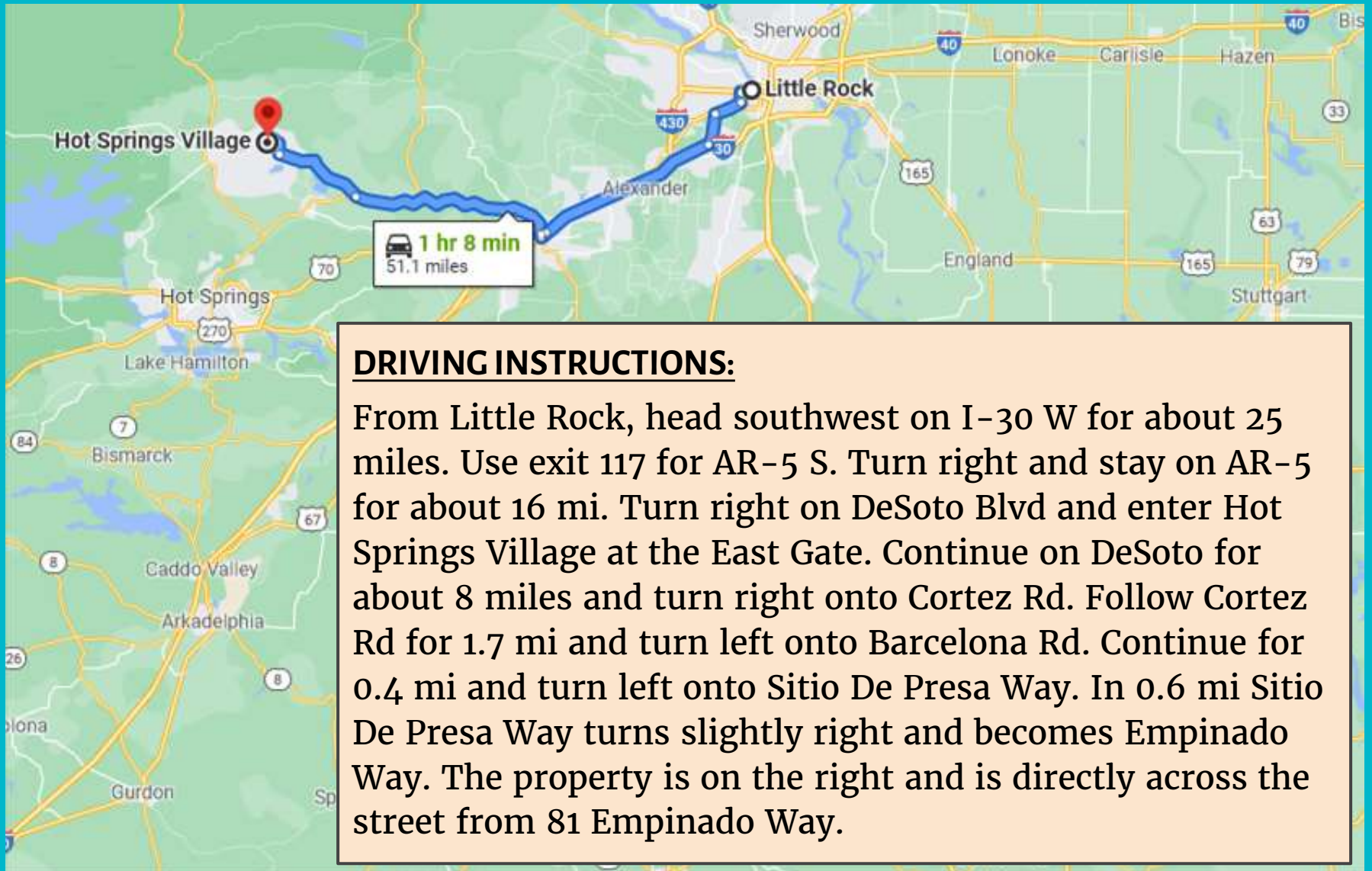
**HOT SPRINGS, 30MIN**

# RESTAURANTS EVERYWHERE





# DIRECTIONS TO THE PROPERTY



## DRIVING INSTRUCTIONS:

From Little Rock, head southwest on I-30 W for about 25 miles. Use exit 117 for AR-5 S. Turn right and stay on AR-5 for about 16 mi. Turn right on DeSoto Blvd and enter Hot Springs Village at the East Gate. Continue on DeSoto for about 8 miles and turn right onto Cortez Rd. Follow Cortez Rd for 1.7 mi and turn left onto Barcelona Rd. Continue for 0.4 mi and turn left onto Sitio De Presa Way. In 0.6 mi Sitio De Presa Way turns slightly right and becomes Empinado Way. The property is on the right and is directly across the street from 81 Empinado Way.

# COMPARABLE PROPERTIES



 Zillow

0.5 Acres

63 Pizarro Dr, Hot Springs, AR 71909

● **Sold: \$9,000** | Sold on 12/10/21



 Zillow

0.5 Acres

2 Dundas Pl, Hot Springs Village, AR 71909

● **Sold: \$12,500** | Sold on 12/17/21





**\$6,500**  
**Cash Price**

**Property Taxes**  
•\$20 annually

**Property/Home Owner's Assn (POA/HOA)**  
•Hot Springs Village \$520 Annually

**Utility Services**  
•City power  
•City water  
•City sewer

**Other information**  
•Panoramic views of Lake Cortez  
•Access to 11 lakes & 9 golf courses  
•Terrain: Treed, sloping toward Lake Cortez  
•Road access: Paved roads, gated community

**SELLER FINANCE  
EXAMPLE**

**Financed Price**

**\$6,900**

**\$3,500**

**Down Payment**

**\$176**

**Per Month**

**36 Months**

*Incl. Annual Property Taxes and Association Dues*



**WHY US?**

**PRICED BELOW MARKET**

**PRIVATE INVESTOR SELLER**

**HASSLE-FREE TRANSACTION**